

### **III. Environmental Setting**

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## **A. Overview of Environmental Setting**

This section of the Draft EIR provides an overview of the existing regional and local setting in which the Project Site is located, and a brief description of the existing conditions at the Project Site. Detailed environmental setting information is provided in each of the environmental issue analyses found in Section IV (Environmental Impact Analysis) of this Draft EIR. In addition, Section II, Project Description, of this Draft EIR, provides additional information regarding existing conditions at the Project Site.

### **1. Project Location and Environmental Setting**

The Project Site comprises an approximately 32-acre County of Los Angeles regional park in the Hollywood Community of the City of Los Angeles. Within a regional context, the Project Site is located in the Hollywood Hills adjacent to Cahuenga Boulevard East where Cahuenga Boulevard parallels the Hollywood Freeway. The Project Site is owned by the County of Los Angeles and operated through a three-way partnership between the Los Angeles County Department of Parks and Recreation, the Los Angeles County Arts Commission, and the Ford Theatre Foundation.

As illustrated in the aerial photograph of the Project Site and the surrounding vicinity provided in Section II, Project Description, of this Draft EIR, the majority of the 32-acre Project Site consists mostly of undeveloped hillsides with the developed areas of the Project Site concentrated along the north- and southwest portions of the Project Site. Given the location of the Project Site in the Hollywood Hills, the topography of the Project Site is widely varied from moderately sloping surface parking areas along the western portion of the Project Site to steep hillsides that are vegetated primarily with chaparral and scattered trees along the northern, southern, and eastern portions of the Project Site.

Existing uses within the Project Site include an open-air 1,196-seat Amphitheatre with support spaces (i.e., dressing rooms, performer restrooms, green room) below; an 860-square-foot projection booth and control room located above the Amphitheatre seating; the 87-seat [Inside] the Ford Theatre; a two-story, approximately 320-square-foot concessions building; a 365 square-foot box office; Edison Plaza and picnic area; surface parking areas providing approximately 350 to 380 stacked parking spaces; and a former 10,500-square-foot motel building currently used as staff offices for the Ford Theatre Foundation, Los Angeles County Arts Commission, and the Los Angeles Philharmonic.

The Project Site also includes one cell tower and associated structures along the northwest portion of the Project Site and an additional cell tower located further northwest, near the Project Site boundary. Other facility support spaces, such as storage and maintenance areas and restrooms, are also located throughout the Project Site. Landscaping is provided along driveways, surface parking areas, and pedestrian pathways. Additionally, while there are no designated hiking trails within the Project Site, there are existing user-created trails in the hills behind the Amphitheatre and around a cross that is not part of Project Site. These user-created trails are not recognized as official trails.

The existing buildings on the Project Site comprise a total of approximately 35,811 square feet, while the outdoor plaza areas comprise approximately 3,580 square feet. Overall, approximately 3.5 acres of the 32-acre Project Site comprises developed areas, including the existing structures described above and asphalt-paved surface parking areas. The remaining areas (approximately 28.5 acres) are comprised of undeveloped open space.

Based on the varying topography of the Project Site, the buildings and structures within the Project Site similarly feature varying heights ranging from approximately 15 feet from adjacent grade (approximately 547 feet above sea level) to approximately 62 feet from adjacent grade (approximately 574 feet above sea level). As the Amphitheatre and associated structures and support spaces are primarily located internal to the Project Site and nestled within the surrounding hillsides, views of the Project Site along Cahuenga Boulevard and the Hollywood Freeway are limited to the former motel building, surface parking areas, electronic sign identifying the Ford Theatres, perimeter walls and landscaping, and the vegetated hillsides. Views of portions of the main Amphitheatre gate/entrance and the stairway leading to the Amphitheatre as well the wall running along the top of the Amphitheatre and associated signage are available in the background.

The area surrounding the Project Site includes a mix of residential uses and open space. Specifically, the Project Site is bounded by 4-story multi-family residential buildings and open space associated with the Hollywood Reservoir to the north, single- and multi-family residential uses to the east and south, and Cahuenga Boulevard to the west. The majority of these uses are separated from the developed areas of the Project Site by open space areas and the steep topography formed by the canyon setting of the Project Site.

The Hollywood Bowl, also a County-owned historically significant cultural destination, is located southwest of the Project Site across Cahuenga Boulevard and the Hollywood Freeway.<sup>1</sup>

## 2. Land Use Plans

Land use plans applicable to the Project Site include the County of Los Angeles General Plan, the Southern California Association of Governments' 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy, Growth Vision Report, and 2008 Regional Comprehensive Plan; the South Coast Air Quality Management District's 2012 Air Quality Management Plan; and the Metropolitan Transportation Authority's 2010 Congestion Management Plan.

It is noted that while the Project Site is located within the City, the approximately 32 acres of land comprising the Project Site are owned by the County of Los Angeles. Accordingly, the Project Site is not subject to the City General Plan or the Los Angeles Municipal Code. The City General Plan and the Los Angeles Municipal Code are described in the land use analysis and the consultation process on general plan consistency is discussed in Section IV.H, Land Use, of this Draft EIR.

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<sup>1</sup> *The Hollywood Bowl comprises approximately 70 acres and includes an Amphitheatre with a seating capacity of approximately 17,376; four surface parking lots, with approximately 2,700 parking spaces, and a valet parking area; 15 picnic areas; concession services; box offices; a museum; and other visitor shops and amenities.*

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## **B. Related Projects**

The California Environmental Quality Act (CEQA) Guidelines (Section 15130(a)) requires that an Environmental Impact Reports (EIR) discuss the cumulative impacts of a project when the project's incremental effect is "cumulatively considerable." As set forth in Section 15065(a)(3) of the CEQA Guidelines, "cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. In accordance with CEQA Section 15130(a)(3), a project's contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact. In addition, the lead agency is required to identify facts and analysis supporting its conclusion that the contribution will be rendered less than cumulatively considerable.

CEQA Guidelines Section 15130(b) further provides that the discussion of cumulative impacts reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. Rather, the discussion is to "be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute."

CEQA states that complying with one of the following two protocols is necessary to provide an adequate discussion of significant cumulative impacts:

- (A) A list of past, present, and probable future projects producing related or cumulative impacts including, if necessary, those projects outside the control of the agency; or
- (B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

Cumulative study areas are defined based on an analysis of the geographical scope relevant to each particular environmental issue. Therefore, the cumulative study area for each individual environmental impact issue may vary. For example, a cumulative land use impact generally may only affect the compatibility of uses within the vicinity of the project site, while a cumulative air quality impact may affect the entire South Coast Air Basin. The specific boundaries and the projected growth within those boundaries for the cumulative study area of each environmental issue, are identified in the applicable environmental issue section in Section IV, Environmental Impact Analysis, of this Draft EIR.

A list of proposed development projects in the area of the Project that could affect conditions in the Project area (e.g., by adding traffic volumes to study area intersections and/or generating population increases) was prepared based on information obtained primarily from the City of Los Angeles Department of Transportation. A total of 27 potential related development projects have been identified within the vicinity of the Project Site for inclusion in the cumulative impact analysis for this EIR. These related projects are in varying stages of the approval/entitlement/development process and consist of a variety of land uses reflecting the diverse range of land uses in the vicinity of the Project Site. They include residential, mixed-use, office, commercial, restaurant, retail, and institutional projects. These related projects would occur primarily as urban in-fill within the existing land use fabric of the area.

The related projects are listed in Table III-1 on page III-6, which identifies the location of each related project along with the types of land uses. The locations of the related projects are shown in Figure III-1 on page III-8. It is noted that some of the related projects may not be built out by 2020 (the Project's build out year), may never be built, or may be approved and built at reduced densities. To provide a conservative forecast, the future baseline forecast assumes that all of the related projects are fully built out by 2020.

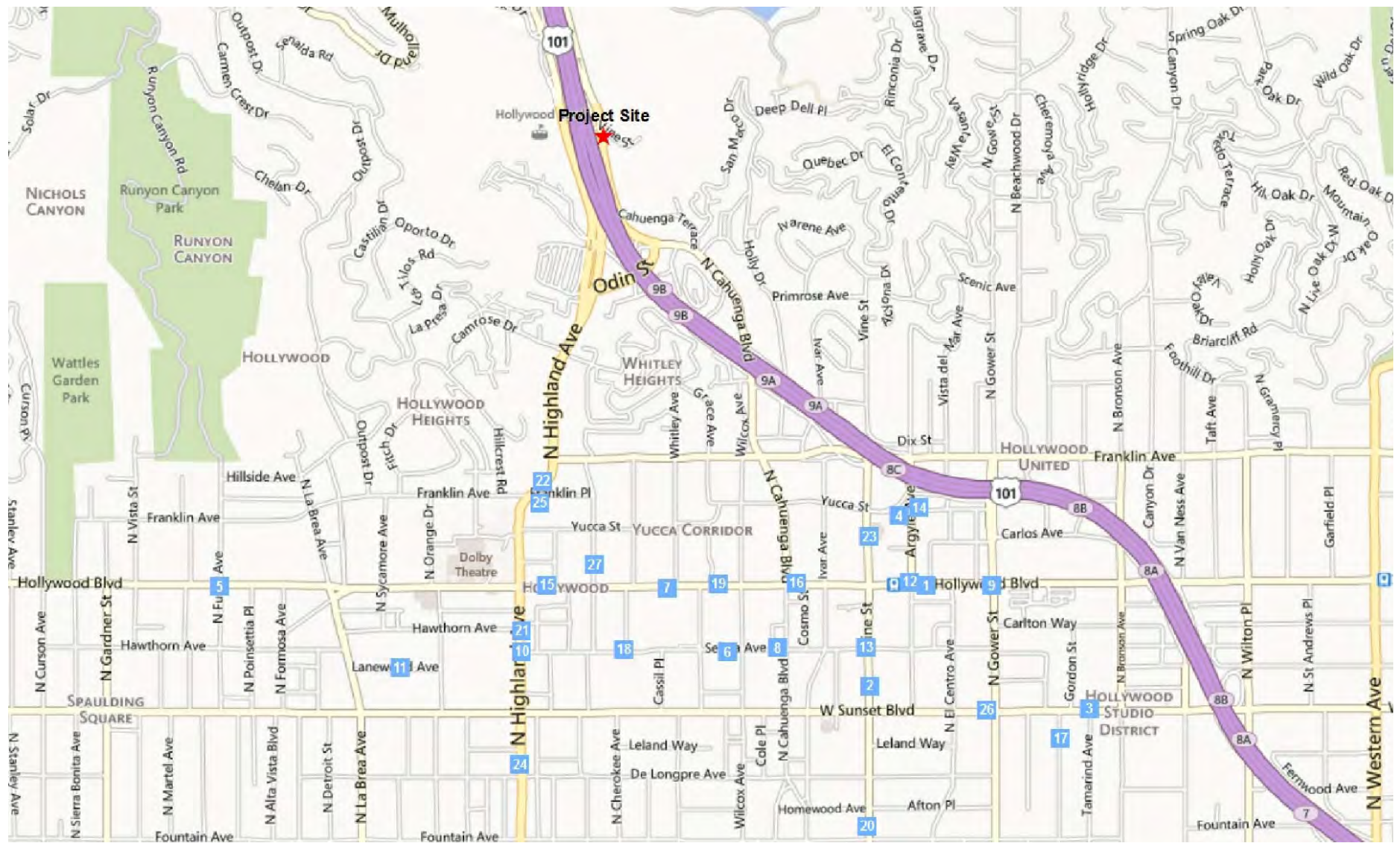
**Table III-1  
List of Related Projects**

<b>Map No.</b>	<b>Address</b>	<b>Land Use</b>	<b>Size</b>
1	6200 W. Hollywood Boulevard	Apartment Retail	952 du 190,000 sf
2	1540 N. Vine Street	Apartment Retail	306 du 68,000 sf
3	5935 W. Sunset Boulevard	Condominium Office Restaurant Retail	311 du 40,000 sf 8,500 sf 5,000 sf
4	6230 W. Yucca Street	Condominium Commercial	85 du 13,890 sf
5	7300 W. Hollywood Boulevard	Temple	—
6	6516 W. Selma Avenue	Office	85,000 sf
7	6608 W. Hollywood Boulevard	Quality Restaurant Bar/Lounge Special Events Office	11,400 sf 9,400 sf 6,100 sf 3,000 sf
8	6417 W. Selma Avenue	Hotel Restaurant/Club	85 rooms 12,840 sf
9	6100 W. Hollywood Boulevard	Apartment Retail	151 du 6,200 sf
10	1600 N. Highland Avenue	Condominium Hotel Office Retail	496 300 rooms 186,200 sf 45,400 sf
11	7045 W. Lanewood Avenue	Apartment	43 du
12	6225 W. Hollywood Boulevard	Office	214,000 sf
13	1601 N. Vine Street	Office Commercial	121,609 sf 2,613 sf
14	1800 N. Argyle Avenue	Hotel	225 rooms
15	6757 W. Hollywood Boulevard	Restaurant	17,717 sf
16	6381 W. Hollywood Boulevard	Student Housing Faculty/Staff Housing Retail	80 rooms 15,290 sf
17	1460 N. Gordon Street	Student Housing Faculty/Staff Housing Retail	224 du 13 du 6,400 sf
18	1603 N. Cherokee Avenue	Affordable Apartment	66 du
19	6523 W. Hollywood Boulevard	Restaurant Office	10,402 sf 4,074 sf

**Table III-1 (Continued)**  
**List of Related Projects**

<b>Map No.</b>	<b>Address</b>	<b>Land Use</b>	<b>Size</b>
20	1313 N. Vine Street	Museum Storage	44,000 sf 35,231 sf
21	1610 N. Highland Avenue	Apartment Retail	248 du 14,710 sf
22	1841 N. Highland Avenue	Business Hotel	100 rooms
23	1740 N. Vine Street	Apartment Hotel Health Club Office Retail Restaurant	461 du 254 rooms 80,000 sf 264,303 sf 100,000 sf 25,000 sf
24	1411 Highland Avenue	Apartment	90 du
25	1824 N. Highland Avenue	Apartment	118 du
26	6121 W. Sunset Boulevard	Apartment Office High-Turnover Restaurant Fast-Food Restaurant Retail Health Club	200 du 422,500 sf 23,500 sf 2,000 sf 16,500 sf 15,000 sf
27	1718 N. Las Palmas Avenue	Condominium Apartment	29 du 196 du
<hr/> <i>du= dwelling units</i> <i>sf= square feet</i> <i>Source: Gibson Transportation Consulting, Inc.; Los Angeles Department of Transportation, 2014.</i>			





#### LEGEND

X Related Project



**Figure III-1**  
Location of Related Projects